



**CAVE SPRINGS PLANNING COMMISSION (CSPC)  
&  
BOARD OF ZONING ADJUSTMENT (BZA)  
Public Hearing Agenda**

Tuesday August 2, 2016 6:30 P.M.  
American Legion Building  
134 N. Main Street  
Cave Springs, AR 72718

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **MINUTES:** Approval of June 7th Public Hearing Minutes  
Approval of July 5th Public Hearing Minutes

**CAVE SPRINGS PLANNING COMMISSION (CSPC)**

**CONSENT ITEMS:** None

**CONTINUED PUBLIC HEARING ITEMS:**

- **CSZ-16-08 and CSPCCU-16-02 | Alan Hall:** The applicant, Alan Hall, requested a Conditional Use to legally operate a Farm with Exotic Animals as a commercial business, at the April 5, 2016 Cave Springs Planning Commission (CSPC) meeting; yet a Rezoning should have simultaneously been requested at the Planning Commission meeting on April 5, 2016 because the subject property is currently nonconforming to the A-1 General Agricultural Zoning District because it does not meet the minimum lot area requirements of five (5) acres. The subject property has 3.8 acres, upon Rezoning the subject property from A-1 General Agricultural Zoning District to the newly created A-2 Suburban Agriculture Zoning District, the nonconforming lot will become legal and conform to the Cave Springs Planning and Zoning Regulations to meet the minimum lot area requirements of the A-2 Suburban Agriculture Zoning District and in order to legally operate a Farm with Exotic Animals as a commercial business, the Ozark Snake Farm, in a 500 square foot accessory structure. Due to the oversight of the original Conditional Use application City staff has waived all additional application and notification fees associated with the Rezoning and covered all Rezoning fees for the applicant.  
Property Location: 557 Sands Road, Cave Springs, AR 72718-9409  
Parcel Number: 05-10104-002
- **CSPCCU-16-03 | Kevin E. Snyder:** The applicant, Kevin E. Snyder requested a Conditional Use for an existing nonconforming Trucking Company to add a Landscape and Plant Nursery business and associated Storage Structure on a 19.17 acre tract of land zoned A-1 Agricultural Zoning District at the April 5, 2016 Planning Commission meeting; The applicant is applying for a new Business License and changing the intent and nature of the business to conform to

the A-1 Agricultural Zoning District. The primary use of the business will no longer be a Trucking Company but only a Landscape and Plant Nursey business. Staff has meet with the applicant and required the following within 60 days (July 11 2016): A new Business License, Mission Statement and Business Plan, Survey, Site Plan, Landscape Plan and Berm Design. These items will provide evidence that the change of the business will meet the intent and requirements of the A-1 Agricultural Zoning District and that All sides of the subject property within or abutting a residential property shall be buffered with a landscaped berm with dense evergreen plantings and/or an opaque fence or wall having a height of not less than six (6) feet nor more than eight (8) feet. Such landscaped berm and/or fence or wall shall be maintained continuously in good condition; said landscaped berm and/or fence or wall shall be constructed prior to the reopening of the business and facility to the public.

Property Location: 650 Ford Lane, Cave Springs, AR 72718

Parcel Number: 05-10045-300

### **NEW PUBLIC HEARING ITEMS:**

- **CSZ-16-04 | Petromark, Inc.:** The applicant, Steve Turner with Petromark, Inc. has requested a rezoning from a C-1 Downtown Commercial and Office Zoning District to a C-2 General and Highway Commercial District on a 0.55 acre tract of land, to legally operate a Gas Station and a Large Scale Retail Store of 6,000 square feet.  
Property Location: 180 N. Main Street, Cave Springs, AR 72718  
Parcel Number: 05-10141-000
- **CSZ-16-05 and CSPCCU-16-05 | Jimmie G. and Rhonda L. Edwards.** The applicants, Alejandro and Maribel Loyola, agents and current tenants for Jimmie G. and Rhonda L. Edwards, request a rezoning from a non-conforming A-1 General Agriculture Zoning District to a conforming R-3 Single-Family Residential Zoning District for a 0.54 acre tract of land. As of May 31<sup>st</sup> 2016, the applicants have submitted a Business License application for a Home Occupation for, Loyola's Trim, a Maintenance Service business that conducts off-site construction services. Before the City will issue the Business License the Planning Commission must approve the Rezoning of the subject property to a conforming R-3 Single-Family Residential Zoning District and an additionally requested Conditional Use to have more than one (1) truck kept on the premises related to the business. In conjunction with the Planning Commission requests, the applicants have also requested the additional approval of the four (4) variances (CSBZA-16-04) from the Board of Zoning Adjustment (BZA) before the City will issue a Business License. The four (4) requested variances are as follows: A lot width variance, a surfacing paved driveway variance, a variance for a home occupation to have employees who do not reside at the subject property and a variance to operate a dispatch center, where employees can come to the subject property to be dispatched to other locations.  
Property Location: 1011 Shores Avenue, Cave Springs, AR 72718  
Parcel Number: 05-10009-000
- **CSZ-16-06 | Northrock Builders, LLC.:** The applicant, Justin Salter, V.P. of Northrock Builders, LLC. requests a rezoning from a non-conforming A-1 General Agriculture Zoning District to a conforming R-3 Single-Family Residential Zoning District for the 0.25 acre (10,890 ft<sup>2</sup>) Lot 42 of the Marbella Phase I Subdivision. In conjunction with the Planning Commission request, the applicant has also requested the additional approval of one (1) variance (CSBZA-16-03) from the Board of Zoning Adjustment (BZA) for a rear yard setback from the required twenty (20) feet to a requested eleven (11) feet on the subject property to construct a new single-family residence.  
Property Location: 1101 Pella Court, Cave Springs, AR 72718  
Parcel Number: 05-12156-000

- **CSLS-16-04 and CSZ-16-07 | Roderick G. and Kathleen L. Wallis.** The applicants, request a Lot-Split (CSLS-16-04) and the approval of a Rezoning (CSZ-16-07) of an original tract containing 5.68 acres currently zoned A-1 General Agricultural District. The Lot-Split will consist of two (2) newly created tracts with proposed Tract 1 containing 5.01 acres that will retain its current zoning of A-1 General Agriculture and proposed Tract 2 containing 0.67 acres will be rezoned to a C-2 General and Highway Commercial Zoning District, to legally operate a Household Repair Service for an upholstery business. In conjunction with the Planning Commission requests, the applicants have also requested an additional approval of one (1) variance (CSBZA-16-05) from the Board of Zoning Adjustment (BZA) for Lot Width from the required two-hundred and forty (240) linear feet to a requested thirty (30) linear feet along Shores Avenue for proposed Tract 1, where the applicants currently reside.  
Property Location: 568 Shores Avenue, Cave Springs, AR 72718  
Parcel Numbers: 05-10104-000
- **Proposed Ordinance to amend ARTICLE 1, ARTICLE 3, ARTICLE 5, ARTICLE 6 and APPENDIX B of the Planning and Zoning Regulations for the City of Cave Springs, Benton County, Arkansas**  
Staff requests the final review for the proposed Ordinance amending the Planning and Zoning Regulations for the City of Cave Springs to amend ARTICLE 1 PREAMBLE, ARTICLE 3 DEFINITIONS OF TERMS AND USES, ARTICLE 5 ESTABLISHMENT OF ZONING DISTRICTS AND BOUNDARIES, ARTICLE 6 DISTRICT REGULATIONS, AND APPENDIX B – SCHEDULE OF USES..

## **BOARD OF ZONING ADJUSTMENT (BZA)**

### **NEW PUBLIC HEARING ITEMS:**

- **CSBZA-16-03 | Northrock Builders, LLC.** The applicant, Justin Salter, V.P. of Northrock Builders, LLC. requests a rezoning (CSZ-16-06) from a non-conforming A-1 General Agriculture Zoning District to a conforming R-3 Single-Family Residential Zoning District for the 0.25 acre (10,890 ft<sup>2</sup>) Lot 42 of the Marbella Phase I Subdivision. In conjunction with the Planning Commission request, the applicant has also requested the additional approval of one (1) variance (CSBZA-16-03) from the Board of Zoning Adjustment (BZA) for a rear yard setback from the required twenty (20) feet to a requested eleven (11) feet on the subject property to construct a new single-family residence.  
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Adjustment (BZA) before the City will issue a Business License. The four (4) requested variances are as follows: A lot width variance, a surfacing paved driveway variance, a variance for a home occupation to have employees who do not reside at the subject property and a variance to operate a dispatch center, where employees can come to the subject property to be dispatched to other locations.

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Parcel Number: 05-10009-000

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Parcel Numbers: 05-10104-000

#### **OTHER BUSINESS:**

#### **ADJOURNMENT:**

**Posted By:** Craig Southern, CFM

**Date:** 7-27-2016

**Time:** 12 noon